

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 51 Lebanon Street, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,532,500 Property Type House Suburb Strathmore

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Amar St STRATHMORE 3041	\$998,000	02/12/2023
2	1/11 Lebanon St STRATHMORE 3041	\$930,000	23/02/2024
3	4/28 Bolingbroke St PASCOE VALE 3044	\$889,000	23/03/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/04/2024 18:14

51 Lebanon Street, Strathmore Vic 3041

**Jellis
Craig**

Chauntel Considine

9379 2000

0407 741 456

chauntelconsidine@jellisrcraig.com.au



 3  2  2

Rooms: 5

Property Type: House

Agent Comments

Neat & tidy home on a smaller block offering 3 bed, 2 bath & 2 car.

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2024: \$1,532,500

Comparable Properties



7 Amar St STRATHMORE 3041 (REI/VG)

 3  2  2

Price: \$998,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 318 sqm approx

Agent Comments

Same accommodation located around the corner.



1/11 Lebanon St STRATHMORE 3041 (REI)

 3  1  1

Price: \$930,000

Method: Private Sale

Date: 23/02/2024

Property Type: House

Agent Comments

Offers 1 less bath.



4/28 Bolingbroke St PASCOE VALE 3044 (REI)

 3  1  2

Price: \$889,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit

Agent Comments

Newer property with 1 less bath.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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